



SoundEarth Strategies, Inc.  
2811 Fairview Avenue East, Suite 2000  
Seattle, Washington 98102

## PHASE I ENVIRONMENTAL SITE ASSESSMENT



**Property:**

John Perine Company Property  
820 South Adams Street  
Seattle, Washington

**Prepared for:**

Perine Property LLC  
2995 Woodside Road, Suite 400  
Woodside, California

**Report Date:**

January 27, 2011

## Phase I Environmental Site Assessment

*Prepared for:*

**Perine Property LLC**

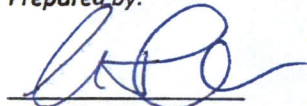
2995 Woodside Road, Suite 400  
Woodside, California 94062

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820 South Adams Street  
Seattle, Washington 98107

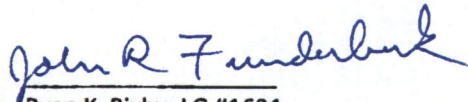
Project No.: 0783-001-01

*Prepared by:*



Ryan Thompson  
Project Scientist

*Reviewed by:*

*For:*   
Ryan K. Bixby, LG #1691  
Environmental Division President

January 27, 2011



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## Phase I Environmental Site Assessment

### EXECUTIVE SUMMARY

Perine Property LLC commissioned SoundEarth Strategies, Inc. to complete a Phase I Environmental Site Assessment of the Perine Company Property located at 820 South Adams Street in Seattle, Washington (the Property). The purpose of this Environmental Site Assessment is to identify, to the extent feasible, recognized environmental conditions that may have resulted from the improper use, manufacture, storage, and/or disposal of hazardous or toxic substances that could affect the future acquisition and/or development of the Property. The scope of work included a review of historical documents regarding the Property, review of current federal and state lists citing known and potentially contaminated sites, interviews with present owners and site managers, a Property reconnaissance, and preparation of this report.

Based on information reviewed in the course of this investigation and as discussed in appropriate sections of this report, it appears that the Property was initially developed with three single-family residences by the early 1900s. By the 1910s, a lumber shed and a single-story warehouse/storage facility were located along the rail line on the western portion of the Property. In the 1920s, a warehouse and shop building replaced the earlier lumber shed and warehouse.

Two tank houses replaced the previous warehouse space on the western portion of the Property in the 1940s, at which time the 1920s-vintage warehouse was occupied by an associated winery. By the 1940s, three single-family residences existed on the eastern portion of the Property. In 1957, a warehouse and service garage building was constructed on the eastern portion of the Property in place of the remaining single-family residences. The structure was initially occupied by a beverage distributor. The John Perine Company moved into the building in 1961. Additions to the 1957-vintage building were made in 1966 and 1974. The 1920s- and 1940s-vintage former winery structures were demolished in 1996 and replaced with the existing warehouse structure.

At the time of the Property visit, the Property was occupied by a 1957-vintage custom metal hardware warehouse, shop, and administrative offices, as well as a 1996-vintage structure housing an emergency response equipment refurbishment company, a lighting technician, and artist spaces. Adjoining properties include a mix of major transportation infrastructure, commercial, government services, and industrial use.

The following issues of potential environmental concern were identified during the course of our investigation:

- A 1,000-gallon underground storage tank containing gasoline was installed on the Property in 1957. SoundEarth personnel confirmed the location of the tank during the Property reconnaissance and discovered it to be filled with water and several inches of what appeared to be weathered gasoline. The use and storage of gasoline at the Property is considered a recognized environmental condition with a high risk of impacts to the Property.
- The Property has been used for a variety of industrial purposes since the 1920s. The current and former use of the Property for industrial purposes is considered a recognized environmental condition with a moderate risk of impacts to the Property.

- The Property is located in an area that has been used predominantly for industrial purposes since the early 1900s. The properties adjoining the northern Property boundary and across South Adams Street to the south have confirmed releases of chlorinated solvents, metals, and/or petroleum hydrocarbons as a result of former industrial activities conducted on those properties. Therefore, the current and former industrial use of adjoining properties and the confirmed soil and groundwater impacts as a result of those uses is considered a recognized environmental condition with a high risk of impacts to the Property.

This executive summary is presented solely for introductory purposes and the information contained in this section should be used only in conjunction with the full text of this report. A complete description of the project, Property conditions, investigative methods, and investigation results is contained within this report.

## **Phase I Environmental Site Assessment**

### **1.0 INTRODUCTION**

#### **1.1 PURPOSE OF STUDY**

SoundEarth Strategies, Inc. (SoundEarth) was commissioned by Perine Property LLC to complete a Phase I Environmental Site Assessment (ESA) of the John Perine Company Property located at 820 South Adams Street in Seattle, Washington (the Property). The primary purpose of this ESA is to identify, to the extent feasible, recognized environmental conditions (RECs) resulting from the improper use, manufacture, storage, and/or disposal of hazardous or toxic substances that could affect the future acquisition and/or development of the Property.

This study is intended to satisfy the level of effort often referred to as "all appropriate inquiry" in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 USC § 9601, with the objective of assessing potential environmental impacts at the John Perine Company Property for Perine Property LLC.

#### **1.2 METHODOLOGY/SCOPE OF WORK**

This Phase I ESA was conducted in accordance with procedures outlined in American Society for Testing and Materials (ASTM) E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. ASTM E 1527-05 uses the term "recognized environmental conditions" to assess environmental risks associated with a Property. The term is defined as "the presence or likely presence of any hazardous substances or petroleum products on a Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, groundwater, or surface water of the Property." The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The scope of work for this Phase I ESA included the following tasks:

- A review of various sources of historical information, including reverse city street directories such as those published by Cole and Polk, Inc., Sanborn Fire Insurance Maps (Sanborn Maps), Kroll Atlases of Seattle, the Puget Sound Regional Archives, the King County Assessor's Office, Seattle Department of Planning and Development (DPD), and aerial photographs of the Property and vicinity dating back to 1929.
- Review of current federal databases including the United States Environmental Protection Agency (EPA) Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database, the EPA National Priority List (NPL), the EPA Resource Conservation and Recovery Act (RCRA) Notifiers, RCRA Corrective Action Report, Facility Index System (FINDS), Emergency Response Notification System (ERNS), and other lists.
- Review of current state databases including the listing of underground storage tanks (USTs), Leaking Underground Storage Tanks (LUSTs), solid waste facilities (SWF), Voluntary Cleanup Program (VCP) sites, Confirmed and Suspected Contaminated Sites (CSCS) and other ASTM standard databases maintained by the State of Washington.

- Review of United States Geological Survey topographic maps to identify the physiographic setting of the Property.
- A reconnaissance of the Property and surrounding area to search for visual and/or olfactory evidence of contamination such as stained soil, unusual odors, distressed vegetation, pipes, drums, oil sheens and/or discolored water, and improper manufacturing or waste disposal practices.
- An interview with Mr. John D. Perine, Jr. (Mr. Perine; User and Property Owner), Art Clark, Greg Stuvland and Earnie Bartley of Perine-Danforth Company (Site managers), and Allison Marsden of ERTI (Site manager). An inquiry was also made with Ms. Lauren Poole and Ms. Sonia Robledo of the Seattle Fire Marshal's Office Records Division regarding information that they may have regarding the Property.
- Preparation of this report.

### **1.3 LIMITATIONS**

This Phase I ESA report is for the exclusive use of Perine Property LLC. The purpose of this report is to provide the client with an assessment of the potential for the presence of contamination on the Property. Phase I ESAs are non-comprehensive and may not identify all environmental risk associated with the Property. This study did not include an investigation for the presence of asbestos-containing materials, lead-based paint, radon, wetlands, or other issues not described in the aforementioned scope of work.

Within the limitations of scope, schedule, and budget, our services have been executed in general accordance with procedures specified in ASTM E 1527-05. Because the SoundEarth report is based upon readily available and reasonably ascertainable information, the accuracy of which was not verified, and because SoundEarth observations made during the Property reconnaissance were limited as stated above, SoundEarth cannot and does not guarantee that the Property is free of hazardous or potentially hazardous materials or conditions, or that latent or undiscovered conditions will not become evident in the future. Since Property activities beyond the control of SoundEarth could change at any time after the completion of this assessment, the observations, findings, and opinions can only be considered valid as of the date hereof. This report should not be relied upon after 180 days from the date it was issued.

Any party other than the client who wishes to use this report shall notify SoundEarth of their intent. Based on the intended use of this report, SoundEarth may recommend that additional work be conducted and that an updated report be issued. Non-compliance with any of these requirements by the client or anyone else will release SoundEarth from any liability resulting from the use of this report by any unauthorized party, and the client agrees to defend, indemnify, and hold harmless SoundEarth from any claim or liability associated with such unauthorized use or non-compliance.

## **2.0 PROPERTY DESCRIPTION**

### **2.1 LOCATION AND LEGAL DESCRIPTION**

The Property is located on a trapezoid-shaped tax parcel (King County Parcel No. 788610-1280) that covers approximately 37,088 (0.85 acres) of land. According to King County Assessor records, the Property is listed at 820 South Adams Street, approximately 3 miles south of downtown Seattle,



Washington, as shown in Figure 1. Figure 2 depicts a plan view/layout of the Property. Property photographs are included as attachments to this report.

The following is a legal description of the Property.

SOUTH SEATTLE ADD ALL LOTS 1 & 2 TGW POR LOTS 7 & 8 LY ELY OF NP RY R/W TGW VAC ALLEY ADJ TGW ALL LOTS 1 & 2 TGW POR LOTS 3 & 4 LY ELY SD R/W BLK 2 LADD'S 1ST ADD TO S SEATTLE

## **2.2 STRUCTURES AND IMPROVEMENTS**

The Property is currently occupied by a 1957-vintage, two-story building (Building 1) and a 1996-vintage, two-story building (Building 2). Building 1 is a masonry-framed structure with a wood roof and is heated by electric space heaters. Building 2 is a prefabricated steel and reinforced concrete-framed structure with a metal roof and is heated by electric space heaters.

Potable water and sewer services are provided to the Property by Seattle Public Utilities. According to City of Seattle Engineering records, the sanitary sewer was available to the Property in 1914 and was connected to the on-Property building in 1957. Seattle City Light provides electricity to the building, and the Property is not connected to a natural gas service. Solid waste disposal and recycling services are provided by Seattle Public Utilities.

## **2.3 CURRENT PROPERTY USE**

The Property is currently zoned General Industrial 2 (City of Seattle Zoning code IG2 U/85). Current tenants of the building include the Perine-Danforth Company, which occupies Building 1; ERTI, which occupies a portion of Building 2; and a lighting specialist and several artists who occupy Building 2. Exterior areas include an asphalt-paved area to the west of the Property adjoining the railroad right-of-way.

## **2.4 ADJOINING PROPERTIES**

Development in the vicinity of the Property is a mix of government service, industrial, commercial, and major transportation infrastructure (Interstate 5). Uses of nearby properties at the time of the SoundEarth site reconnaissance are summarized below, and are also shown in Figure 2.

- **North:** A two-story warehouse structure utilized by an audio-visual company occupies the north-adjoining property.
- **East:** Interstate 5 is located across the 9<sup>th</sup> Avenue South right-of-way to the east of the Property.
- **South:** A concrete slab from the former Seattle Department of Transportation (SDOT) storage facility (the former Sunny Jim Plant food processing plant) is located across South Adams Street. The former 1902-vintage food processing plant was destroyed by a fire in September 2010. The SDOT maintenance and storage facility, which is utilized for the storage of equipment and materials and the maintenance of road equipment, exists to the south of the former Sunny Jim plant.

- **West:** A one-story commercial structure and associated prefabricated steel warehouses that are currently occupied by a roofing supply and contractor business are situated to the west of the Property across a railroad right-of-way owned by BNSF,

## 2.5 GEOLOGIC CONDITIONS

Geologic conditions often influence the potential environmental conditions of a Property. Underlying soil and bedrock formations may facilitate or impede the migration of chemical contaminants in groundwater and may be a source of contaminants such as radon and metals. This section of the report summarizes geologic factors that may impact the Property with regard to environmental concerns.

### 2.5.1 Geology

The Washington State Department of Natural Resources Interactive Geologic Map indicates that the Property is underlain by Quaternary Alluvium and is very near an interface with continental sedimentary deposits. The Property is located at the foot of a large glacially formed hill (a drumlin) within the larger Duwamish River floodplain and estuary. It is unclear whether the alluvial material is marine or riparian in nature. The deposits underlying the Property are understood to primarily consist of natural deposits, and not fill. These deposits consist of a poorly sorted dense mixture of silt, sand, gravel and clay, which typically is characterized by relatively low to medium vertical hydraulic conductivity.

Well logs were reviewed for nearby properties using the Washington State Department of Natural Resources Subsurface Geology Information System and Ecology's Well Log database. The following are summaries of nearby subsurface data.

- Soil borings advanced on the south-adjointing property indicate that fill is present to a maximum depth of 5 feet bgs. Silty sand was encountered to an approximate depth of 15 bgs. Clay, which is consistent with alluvial material, was encountered at a depth of approximately 15 to 20 feet bgs.
- Soil borings advanced within 150 feet to the east of the Property indicate that silty sand and sandy silt was encountered to a depth of approximately 30 feet. Below 30 feet, interbedded layers of clay and gravel were encountered to a maximum explored depth of 50 feet.
- Soil borings advanced within 150 feet to the north of the Property indicate that sandy silt and compact sand exist to a maximum advanced depth of 57 feet with increasing stiffness with depth.
- Soil borings advanced within 150 feet to the west of the Property indicate that fill exists to an average depth of 5 feet bgs. Below this depth the subsurface is dominated by sand and silt material with variable stiffness, including clay interbeds at depths below 15 feet bgs.

### 2.5.2 Hydrologic and Hydrogeologic Environment

According to elevation data presented on the King County iMap and City of Seattle GIS online applications, the Property is located at approximate elevations of 20 to 25 feet above mean sea level. Both the King County iMap application and the City of Seattle GIS maps depict topography

in the vicinity of the Property as sloping toward the west. However, as Beacon Hill (which abuts the Property to the east) slopes west toward the Duwamish Valley, the land becomes generally flat. The topographic map depicts the closest surface water body as the Duwamish Waterway, which is located approximately 1.25 miles to the west of the Property.

Based solely upon inference from topography, local drainage patterns, and surface water flow, it appears that shallow-seated groundwater in the vicinity of the Property flows in a general westerly direction. Potential off-Property sources of chemical contamination that might adversely affect the Property would, therefore, most likely be located to the east in an inferred upgradient hydrologic position. However, localized hydraulic gradients may exist in the vicinity of the Property.

Review of the 2009 subsurface investigation boring logs on the south-adjointing SDOT property indicates that groundwater in the vicinity of the Property is located approximately 11 feet below ground surface (bgs).

## **2.6 SUMMARY**

The industrial use of the Property and adjoining properties is a potential issue of environmental concern that is discussed further in Section 9.0.

## **3.0 USER-PROVIDED INFORMATION**

### **3.1 TITLE RECORDS**

A preliminary title report or chain-of-title report was not provided to SoundEarth for review prior to production of this report.

### **3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS**

According to information provided during an interview with the User (Mr. Perine), there are no environmental liens encumbering the Property or current limitations on either activity or use of the Property. Additionally, the Environmental Data Resources, Inc. (EDR) database report did not identify any known recorded land-use or environmental deed restrictions pertaining to the Property.

### **3.3 SPECIALIZED KNOWLEDGE**

The client, Mr. Perine, has been familiar with the operations of the Property since it was purchased by his father, John Perine Sr., in 1961. Mr. Perine stated that he was unaware of any spills of chemicals or other accidents that have occurred on the Property in his 50 years at the Property. He stated that a beverage distribution company (Glaser Beverages) operated on the Property prior to its use by the John Perine Company for the production and storage of fasteners. Mr. Perine was unaware of any USTs located on the Property. Mr. Perine recalled that an electroplating facility formerly occupied the north-adjointing property and that fires that had occurred on the south-adjointing Property in 1989 and 2010.

### **3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

No Property valuation reduction relating to environmental concerns was reported by Mr. Perine.

### **3.5 OBVIOUS OR COMMONLY KNOWN PROPERTY INFORMATION**

Mr. Perine was reportedly unaware of environmental concerns regarding the Property.

### **3.6 CURRENT OWNER, PROPERTY MANAGER, AND OCCUPANT**

King County Assessor records list the owner of the Property as John D. Perine Jr. The Property is currently developed with two industrial-use buildings. Building 1 is operated by the Perine-Danforth Company, and Building 2 is operated by ERTI. The Perine-Danforth Company specializes in the production and sales of precision fasteners and mechanical components; Building 1 is specifically used by the company as a sales office and storage warehouse. ERTI specializes in emergency response and emergency response equipment refurbishment.

### **3.7 REASON FOR PERFORMING PHASE I ESA**

SoundEarth prepared this Phase I ESA at the request of Perine Property LLC to evaluate the potential environmental impacts at the Property in preparation for a potential sale of the Property.

### **3.8 PREVIOUS ENVIRONMENTAL REPORTS**

No previous environmental reports pertaining to the Property were provided to SoundEarth by the User.

### **3.9 SUMMARY**

The former presence of an electroplating facility located on the north-adjoining property and the current and former machining of mechanical parts on the Property are considered to represent issues of potential environmental concern that are discussed further in Section 9.0.

## **4.0 HISTORICAL REVIEW**

The history of land use for the Property and surrounding areas was evaluated to identify past uses that might have had adverse effects on the environmental conditions, primarily through the use of potentially hazardous materials. The following Property and adjoining parcel history is based on a compilation of information obtained from the following resources:

- King County Assessment records were reviewed online and at Puget Sound Regional Archives.
- City of Seattle Department of Planning and Development building permit files.
- City of Seattle Engineering Department sewer cards.
- City of Seattle Municipal Photograph Archives.
- King County Map Vault.
- Cole and Polk City Directories (1938, 1942, 1949, 1951, 1953, 1955, 1957, 1959, 1962, 1964, 1966, 1968, 1970, 1974, 1978, 1981, 1985, 1990, 1994, 1998, 2000, 2004, and 2007).
- Historical City Atlases and Maps – Sanborn Maps, Baist's and Kroll Real Estate Atlases of Seattle (1893, 1904, 1908, 1912, 1917, 1920, 1929, 1930, 1949, 1950, 1960, 1966, 1967, and 1977).
- Aerial Photographs (1929, 1936, 1946, 1953, 1961, 1965, 1978, 1985, 1989, 1995, 2001, and 2007).



Selected copies of the information sources described above are included in the Photographs and Appendix A of this report.

#### **4.1 HISTORICAL USE OF THE PROPERTY**

According to historical Sanborn Maps of the Property, it appears that the Property was initially developed with two single-family residences by 1893. A third single-family residence was constructed on the Property by 1904. These residences were reported to be heated by stoves, the fuel for which was not listed in the available records reviewed. By 1917, one of the 1893-vintage single-family residences was demolished, and a lumber shed and a single-story warehouse/storage facility were located on the western portion of the Property. In 1922, a single-story, masonry-framed warehouse and shop building replaced the earlier lumber shed and warehouse. The warehouse building was initially occupied by a fruit cannery, and the north-adjointing building (formerly the lumber shed) was labeled “cotton wadding” in the 1929 Sanborn Map. By 1929, a small garage also was located on the South Adams Street frontage of the Property.

According to archived tax records, in 1941, two reinforced concrete, single-story tank houses were constructed in place of the “cotton wadding” warehouse space on the western portion of the Property. The archived records indicate that the 1922-vintage masonry-framed structure was occupied by a winery, and the 1941 reverse directory lists the occupant of the Property as Italian Wineries of Washington, listed at 812 South Adams Street (the Former Winery Building). By 1949, the garage visible in the 1929 Sanborn Map had been demolished and an additional single-family residence was constructed on the Property. The residence was listed as vacant in 1955.

According to Polk directories, the Former Winery Building on the Property was occupied by Brown Mechanical Engineering from 1957 until 1974. According to an article published in the Seattle Times in 1971, the Brown Engineering company operated a machine shop at the premises. In 1957, the remaining single-family residences were demolished and Building 1, a single-story, concrete block-framed warehouse and service garage building, was constructed on the Property. According to DPD documents, the structure was initially occupied by a beverage distributor and equipped with a 1,000-gallon gasoline UST. According to reverse directories, the occupant of Building 1 was listed as Glaser Beverages, Inc. from 1957 until 1961. Reverse directories indicate that the John Perine Company (currently Perine-Danforth Company) occupied Building 1 from 1961 until present. Archived tax records indicate that additions to Building 1 were made in 1966 and 1974. According to reverse directories, the John Perine Company occupied the Former Winery Building for use as additional storage in 1990. However, no further listings for this address are included in reverse directories until 2007, when Majestic Lighting was the listed occupant. The 1922- and 1941-vintage structures located on the western portion of the Property were demolished in 1996 and replaced with the existing two-story, prefabricated steel-framed warehouse and shop structure (Building 2).

#### **4.2 HISTORICAL USE OF THE ADJOINING PROPERTIES**

This section describes the findings of SoundEarth’s research into the historical usage of the adjoining properties. These adjoining properties are depicted in Figure 2.

### **North-Adjoining Property**

According to archived tax records, the north-adjoining property was initially developed with a wood-framed, one-story single-family residence in 1884, and two small associated structures were visible on the 1894 Sanborn Map. Archived tax records indicate that an additional one-story, single-family residence and shed were constructed in 1904. Both residences were heated by stove, the fuel for which was not listed in the available public records. Archived tax records indicate that the 1884-vintage residence was demolished in 1956, and the 1904-vintage residence was demolished in 1957. According to King County tax records and historical maps, a single-story, masonry-framed plating shop was constructed on the northern portion of the property in 1956. In 1959 and 1966, the structure was expanded to cover the whole of the property footprint. According to reverse directories, from 1957 through 1994 the north-adjacent property was occupied by Northwest Plating Company, a firm specializing in electroplating. The north-adjacent property was occupied by AV Pro, an audio-visual production company, from 1998 until present.

### **East-Adjoining Property (across and including Interstate 5)**

The east-adjoining properties were originally divided into parcels occupying the eastern frontage of 9<sup>th</sup> Avenue South. These parcels have since been vacated for Interstate 5. According to historical Sanborn Maps, the east-adjacent properties were initially developed with a one-story, single-family residence by 1893. Sanborn Maps indicate that by 1904, two single-family residences were located to the east of the Property. Archived tax records indicate that an apartment building was constructed to the southeast of the Property in 1912. The two-story, masonry-framed structure was heated by an oil-burning furnace. A two-story, single-family residence was constructed at an unknown date to the east of the Property, and was heated by stove. According to Kroll and Sanborn Maps, the three single-family residences and the apartment building were present through 1960. According to archived tax records, aerial photographs, and historical maps, the structures described above were demolished by 1962 prior to the construction of Interstate 5, which was constructed between 1962 and 1966 and currently occupies the parcels beyond 9<sup>th</sup> Avenue South to the east of the Property.

### **South-Adjoining Property (across South Adams Street)**

According to Sanborn Maps, the south-adjoining property was initially developed by horse corrals and associated structures by 1893. According to archived tax records and Sanborn Maps, a brewery was constructed on the property in 1902. The 1902-vintage structure was a three-story, masonry-framed factory that was heated by a coal-burning furnace until 1956, when the fuel source was converted to heating oil stored in a 4,000-gallon UST. The additional three structures associated with the brewery operations including a wagon shed, an office and bottling plant, and an additional unknown structure. According to archived tax records, a concrete-framed, one-story warehouse structure was constructed on the south-adjoining property in 1910, and a floral shop and associated greenhouse was constructed on the western half of the property in 1912. The single-story, masonry-framed floral shop was heated by an oil-burning furnace.

According to historical Sanborn Maps, the brewery operations expanded considerably by 1917. The 1902-vintage structure was expanded to include additional rooms for brewing operations, and additional auto garage and apparent horse-related maintenance structures were constructed on the eastern portion of the property. An "oil house" was also depicted to the east of the property on the

bank of the east-adjointing hill. The southern portion of the property was at this time also improved with a two-story hydraulic supply manufacturing company. No details regarding this structure were available in the tax record. The 1929 Sanborn Map depicts the former brewery as occupied by the Continental Can Company. The factory included a machine shop, a lacquering room, an oil house, and a coal-fired boiler room. The hydraulic supply manufacturing company warehouse structure was still located to the south of the Continental Can Company in 1929. The 1949 Sanborn Map depicts no changes to the canning facility or surrounding areas. According to archived tax records, a single-story, concrete-framed, gas-heated warehouse structure was constructed in the central portion of the property in 1960. The warehouse was expanded with similarly constructed buildings in 1963 and 1964. The 1967 Sanborn Map depicts the property as occupied by Pacific Food Products, and is currently occupied by a food processing facility. Little to no change is depicted between the 1949 and 1967 Sanborn Maps, except for the construction of the 1960-, 1963- and 1964-vintage warehouse structures located on the south-central portions of the property.

According to reverse directories, the south-adjointing property was occupied by Pacific Food Products (the Sunny Jim-branded peanut butter plant) until 1990, when the property was listed as vacant. King County records indicate that the property was sold to the City of Seattle in 1991. The property has been utilized as a storage and maintenance facility for SDOT. Vehicles, equipment, and materials used to maintain city roads, road repair equipment, road signs, and traffic signals are repaired and stored at the facility. According to fire reports, a building connecting the northern former food processing facilities on the SDOT property burned down in 1997. Tax records indicate that a small, unheated, prefabricated storage shed was constructed on the property in 2007. On September 20, 2010, a fire occurred at the northernmost facilities located on the SDOT property. At the time of the fire, which appeared to be caused by a gas lantern, the building was partially unused and utilized for the storage of SDOT materials. The entire 1902-vintage structure was destroyed in the fire and the remains were removed later in the year by a demolition team. The slab was kept in place after demolition of the building, and the northern portions of the property have remained vacant. The southern portions of the property are reportedly occupied by the City of Seattle Engineering and SDOT facilities.

#### **West-Adjoining Property (Across the railroad right-of-way)**

According to the 1893 Sanborn Map, a bakery, a single-family residence, and a public hall were located to the west of the Property across the railroad right-of-way, on the corner of South Adams Street and what is now Airport Way South. According to the 1904 Sanborn Map, the bakery and single-family residence were replaced by a single-story shop and attached residential structure. In addition, a two-story apartment building and two storefronts were depicted to the northwest of the Property in place of the public house. The apartment building, according to archived tax records, was constructed in 1900 and heated by stove. By 1917, the 1900-vintage apartment building was converted into a candy factory. A two-story, wood-framed door factory was constructed to the south of the apartment building, and the existing single-story residence and shop structure remained on the corner of South Adams Street and Airport Way South. According to the 1929 Sanborn Map, the Western Mattress Company factory replaced the door factory.

According to photographs included in tax records, the 1900-vintage apartment building was purchased by the Western Mattress Company in the 1930s for use in their operations. A Seattle Times article dated April 3, 1940, indicated that the Western Mattress Company factory was occupied by the Western Plywood factory. The factory building experienced a fire that destroyed much of the structure and its

contents. The 1949 Sanborn Map depicts the west-adjointing property occupied by the 1900-vintage apartment building to the northwest, the vacant, fire-damaged former Western Plywood factory directly west of the Property, and a 1946-vintage, one-story, masonry-framed grocery located on the footprint of the previous shop and residence located on the corner of South Adams Street and Airport Way South.

In 1955, a lawn mower equipment retailer, the Bentley Company, occupied the 1946-vintage storefront. The Bentley Company occupied this space as a retail lawn mower sales office, repair shop, and equipment supplier until 1990. According to archived tax records, the fire-damaged Western Plywood factory building was demolished and replaced in 1960 with a prefabricated steel warehouse, which was single-story, unheated, and used for equipment storage. According to tax records, the 1900-vintage apartment building was demolished and replaced by a single-story prefabricated steel warehouse in 1977. According to reverse directories, the United Parts Corporation truck parts sales office occupied the west-adjointing property from 1994 until 2006, and A Better Roofing Company has occupied the property since 2007.

#### **4.3 SUMMARY**

A 1,000-gallon UST containing gasoline was installed on the Property in 1957. In addition, the Property has been used for industrial purposes since the early 1900s. These potential issues of environmental concern are discussed further in Section 9.0.

Issues of potential environmental concern identified on the adjoining properties include the historical use of the north-adjointing property as an electroplating facility (Northwest Plating), as well as the historical use and storage of heating oil and hazardous materials on the south-adjointing former Sunny Jim property. Additional information regarding these issues is provided in Section 9.0.

#### **5.0 REGULATORY REVIEW**

A review of regulatory agency records was conducted for the Property and nearby parcels to identify known or potential sources of contamination that could adversely impact the Property. Records were obtained using the commercial database search services of EDR, which queries EPA, Ecology, and other similar databases within the approximate minimum search distances specified in ASTM E1527-05. The commercial database search report was reviewed for accuracy of Property locations and was modified appropriately. The complete EDR report is included in Appendix B and contains figures showing the locations of the reportable sites within the search distance for each database queried. The databases searched, the corresponding search distance, and the number of sites found within the search distance for each database, are summarized in the following table.



Source of Regulatory Information	Acronym	Search Distance	Sites within Search Distance
<b>Federal Databases</b>			
National Priorities List	NPL	1.0 mile	0
National Priorities List Deletions	Delisted NPL	1.0 mile	0
Comprehensive Environmental Response, Compensation, and Liability Information System; also CERCLIS No Further Remedial Action Planned	CERCLIS & CERCLIS-NFRAP	0.5 miles 0.5 miles	0 2
EPA-Listed Brownfields	BROWNFIELDS	0.5 miles	0
Resource Conservation and Recovery Act Information - Treatment, Storage, and Disposal Facilities; also RCRA Corrective Action Sites	RCRA TSDF and CORRACTS	0.5 miles 1.0 mile	0 2
Resource Conservation and Recovery Act Hazardous Waste Generators	RCRA GEN	Property & Adjacent Properties Only	2
Emergency Response Notification System/National Response Center	ERNS/NRC	Property	0
<b>State Databases</b>			
Confirmed and Suspected Contaminated Sites List	CSCSL	1.0 mile	48
Confirmed and Suspected Contaminated Sites List – No Further Action	CSCSL NFA	0.5 miles	6
Solid Waste Facilities/Landfill Sites	SWF/LF	0.5 miles	3
Leaking Underground Storage Tanks	LUST	0.5 miles	14
Registered Underground Storage Tanks	UST	Property & Adjacent Properties Only	3
Ecology-listed Brownfields	Brownfields	0.5 miles	0
Voluntary Cleanup Program	VCP	0.5 miles	5
Independent Cleanup Reports	ICR	0.5 miles	24
Engineering & Institutional Controls	ENG/INST CONTROL	0.5 miles	4

The Property was listed on the RCRA Conditionally Exempt Small Quantity Generator (RCRA-CESQG) database. No violations were noted in the EDR report; however, the inclusion of the Property in the RCRA-CESQG constitutes a potential issue of environmental concern.

According to the EDR report, 77 other sites within the applicable search distances appeared on at least one of the ASTM standard databases listed above. However, all but four of these regulated sites are not considered to represent a potential issue of environmental concern for the Property for the following reasons:

- Six sites are listed on a database as having had a release to the environment but have been issued a No Further Action designation from the EPA or Ecology.

- Two sites were listed as RCRA CORRACTS sites; however, they are located more than 0.8 miles down-gradient from the Property.
- Sixty-three sites are listed on a database as having had a release to the environment, but are located over 0.22 miles away from the Property in an inferred cross- or down-gradient position relative to the Property.
- Two sites are listed on a database as having had a release to the environment; however, groundwater was not suspected to have been impacted, and the sites are located over 0.15 miles away from the Property in an inferred cross- or down-gradient position relative to the Property.

The four remaining sites are discussed below.

- City of Seattle Sunny Jim Site, 4200 Airport Way South, (0.026 miles south of the Property) is listed in the UST, RCRA-CESQG, FINDS, UST, ICR, and MANIFEST databases. The listing of the site under RCRA-CESQG likely is in reference to the storage of SDOT materials in the southern portion of the site. SoundEarth reviewed two figures produced during a 2009 subsurface investigation of the Sunny Jim site. Groundwater samples collected from borings that were advanced 250 feet from the nearest Property boundary contained tetrachloroethene and di- and tri-methylbenzenes at concentrations below applicable MTCA Method A clean up levels (CULs) and concentrations of motor oil-range petroleum hydrocarbons (ORPH) slightly above the applicable MTCA Method A CUL. The source of the chlorinated solvents was not apparent based on the available records reviewed in the course of the investigation; however, the surrounding area has long been used for industrial purposes. The ORPH located in the vicinity of the former Sunny Jim plant is likely associated with the use and storage of heating oil at that property. In addition, two USTs are present on the Sunny Jim property; the historical content(s) and current statuses of the USTs were not available in government databases. Considering the proximity of impacts beneath the Sunny Jim parcel and the inferred cross-gradient hydrologic position of the Sunny Jim property relative to the Property, the Sunny Jim site is considered to be a potential issue of environmental concern.
- Northwest Plating, 825 South Dakota Street (adjoining the Property to the north), is listed in UST, RCRA-NonGen, and ICR databases. The listing of the site as a RCRA notifying site may no longer apply, as the Northwest Plating Company no longer occupies the building; the current occupant is an audio-visual production company. A single UST was listed as being closed in 1996. No data was available regarding the method or results of its closure. According to Ecology records, at least two subsurface investigations have been conducted on the Northwest Plating property. However, only portions of the first report released in 1989 were available in Ecology records. The available information included groundwater analytical data from four monitoring wells that were installed on the north, east, and west perimeters of the property. Chlorinated solvents and metals were detected at concentrations above applicable CULs in groundwater collected from all four monitoring wells. Ecology documents indicate that the building's concrete floors were cracked, a possible source of direct contamination of soil. Additional potential sources of the contamination include two closed-in-place USTs found on the property. According to water level measurements collected during the 1989 investigation, the Northwest Plating property

is located in an inferred cross-gradient position relative to the Property; however, considering their proximity to the Property, the confirmed impacts to soil and groundwater beneath the Northwest plating property represent a potential issue of environmental concern to the Property.

- The Burke Company, 4201 Airport Way South, is listed in RCRA-NonGen, UST, and LUST databases. The site is located more than 0.02 to the southwest in an inferred cross- to downgradient position relative to the Property. According to the LUST database, petroleum contamination in soil was confirmed beneath the site. Because groundwater was not suspected to be impacted and because the site is located in a hydrologically cross- to downgradient position relative to the Property, the Burke Company site is not considered a potential issue of environmental concern.
- Univar USA Inc/Camcal Co. Inc., 4000 Airport Way South (0.08 miles north of the Property), is listed in RCRA-LQG, VCP, and ICR databases. According to the ICR report listing, groundwater beneath the site has confirmed impacts from chlorinated solvents and petroleum hydrocarbons. However, impacts associated with the site have not been found to extend to the south beyond the Univar property boundaries. Considering the separation distance and inferred cross-gradient hydrological position relative to the Property, the presence of the Univar USA Inc. site nearby the Property is not considered to be a potential issue of environmental concern.

In addition to the regulatory databases, EDR maintains a proprietary database containing information regarding nearby historical dry cleaning and auto service stations. According to the proprietary database, a dry cleaning facility, Luster Glow Cleaners, listed at 4109 Airport Way South from 1951 through 1966, operated within 250 feet of the nearest Property boundary in an inferred down-gradient position. Although no subsurface investigations have been reported at the Luster Glow Cleaners site, considering its inferred down-gradient hydrologic position relative to the Property, the historical presence of the Luster Glow Cleaners to the west of the Property is not considered a potential issue of environmental concern.

## **6.0 PROPERTY RECONNAISSANCE**

Ryan Thompson, a SoundEarth Project Scientist, and John R. Funderburk, a SoundEarth Principal, visited the Property on January 11 and 12, 2011, to review conditions and land use practices on the Property and on adjoining and nearby properties. SoundEarth was escorted by Mr. Earnie Bartley, operations manager of the Perine-Danforth Company during the reconnaissance of Building 1, and SoundEarth was unescorted during the reconnaissance of Building 2. A visual survey of the Property was conducted by SoundEarth. The presence of parked vehicles obscured portions of the Property's ground surface, and the presence of locked doors prevented total access of some artist spaces located in Building 2. The purpose of the Property reconnaissance was to identify readily apparent indications of hazardous or potentially hazardous substances or petroleum products that were historically or are currently used, generated, stored, or disposed of on the Property. Selected photographs taken during the Property reconnaissance are included as an attachment to this report.



## 6.1 GROUNDS AND BUILDINGS

General observations and specific conditions that may or may not result in the presence of recognized environmental conditions to the Property are presented in the following table. Those conditions identified as being present are further discussed below.

Item	Observation/Comment
Current Property Land Use (zoning, more-specific use, construction dates)	The Property is currently developed with a 1957-vintage, two-story, masonry and concrete-framed warehouse and office building, and an attached two-story, 1996-vintage, concrete and steel-framed warehouse and office building. The Property and surrounding area are zoned General Industrial (IG U-85).
General Description of Property and Area	The Property is located in the industrial district of Seattle, Washington, approximately 3 miles south of downtown.
Exterior Observations	A paved surface abuts the railroad right-of-way to the west of the Property. All other areas of the Property are occupied by the building footprints.
Petroleum Products	None observed on the Property or adjoining properties. Used oil was stored on the Property, with a capacity less than 10 gallons total.
Hazardous Substances	None observed on the Property.
Hazardous Waste	No hazardous wastes were observed to be generated, stored, or disposed of at the Property. Metal cutting machine coolant (semi-synthetic cutting oil) dispensing and disposal containers were located on the Property; however, the coolant waste is not considered hazardous.
Landfills, Dumps	No landfills or dumps were observed on the Property or adjoining properties.
Burial Sites or Solid Waste Disposal	No evidence of burial sites was observed on the Property or adjoining properties. Solid waste is disposed of in dumpsters secured on the premises. Cutting oil and lubrication oil wastes are stored on the Property in designated containers and reportedly recycled at an off-Property facility.
Aboveground Storage Tanks (ASTs)	None observed on the Property or adjoining properties.
Underground Storage Tanks (USTs)	A single UST was observed beneath the northeastern portion of Building 1, approximately 25 feet from the nearest structural wall. The fill port was capped and nearly flush with the building slab. Upon removal of the cap, the odor of weathered gasoline was present. Water and several inches of weathered gasoline were observed within 1 foot of the top of the UST.
Drums	None observed on the adjoining properties. Two drums used for the dispensing and disposal of cutting oil were present within Building 1.
Potential PCB-Containing Equipment	None observed on the Property.
HVAC System and Fuel Source	The Property is heated by electric overhead heating systems.
Drains, Sumps, Pits, Cisterns, Cesspools	Numerous unknown drains and catchment basins exist



Item	Observation/Comment
	throughout Building 1. Several storm drains exist in the South Adams Street and 9 <sup>th</sup> Avenue South right-of-ways.
Pits, Ponds, or Lagoons	None observed on the Property or adjoining properties.
Pavement or Soil Stains	None observed on the Property or adjoining properties.
Structural Corrosion	Not observed on the Property or adjoining properties.
Stressed Vegetation	Not observed on the Property or adjoining properties.
Possible Fill or Grading	No fill activities are known to have taken place on the Property. Significant grading activities took place to the east of the Property during the construction of Interstate 5 in the 1960s.
Chemical/TPH/Swamp-Gas Odors	None observed on the Property or adjoining properties, except for the gasoline vapors experienced after opening the fill port of the UST.
Stormwater or Surface Erosion	Stormwater appears to be directed to the sanitary sewers located in the South Adams Street and 9 <sup>th</sup> Avenue South right-of-ways.
Wells and Potable Water	No wells observed on the Property. A monitoring well was observed on the south-adjoining Property near the sidewalk right-of-way along South Adams Street.

### **Interior Observations**

The interior of Building 1 was inspected first. Mr. Earnie Bartley accompanied SoundEarth personnel throughout Building 1. The majority of Building 1 was observed to include warehouse space for product inventory. The inventory was predominately metal fasteners and machined parts. The eastern portions of the building were occupied by materials storage and a metal machining shop. Mr. Bartley informed SoundEarth that all waste and other potentially hazardous products were stored and disposed of according to applicable guidelines and laws since his hiring 2 years prior. A suspected UST fill port was observed in the northeastern portion of the Building 1. When opened, the fill port emitted the odor of weathered gasoline. Water with gasoline floating atop it was observed within 1 foot of the top of the UST. No site personnel were reportedly aware of the presence of the UST prior to this site visit.

A utility monument was opened near the UST fill port. The interior of the monument included a dirt cavity and two pipes. Mr. Bartley informed SoundEarth that this and a number of other such monuments were part of the drainage and catchment basin system within Building 1. Cutting oil was stored in the central portion of the warehouse. DoAll KOOL-ALL semi-synthetic cutting oil was used to cool and lubricate the metal-cutting machines. Some cutting oil product was observed atop the containers, and some staining of the containers was observed. Secondary containment was located beneath the dispensing and waste containers. No stains were observed on the floors in the vicinity of the containers. In areas of the eastern portions of Building 1, fluorescent light tubes and computer monitors were stored. Mr. Bartley informed SoundEarth that all fluorescent lights were disposed of as recommended by the City of Seattle. Mr. Bartley also indicated that the current operational procedures concerning cutting oil and other wastes were implemented by him at his hire. Such procedure included adding secondary containment below cutting oil dispensing and the disposal station, maintaining proper disposal and dispensing equipment and procedures, and adding spill kits throughout the building. All other areas of the warehouse were in good condition. The southern portion of Building 1 was occupied

by the offices of the Perine-Danforth Company. No fabrication equipment or materials were stored in the office areas.

Building 2 was observed without escort. The southern portion of Building 2 was occupied by ERTI's offices. ERTI, a business specializing in emergency response and emergency response equipment refurbishing, is the primary tenant of the building. Subtenants include a lighting contractor and several artists who inhabit the northern portions of Building 2 in segregated artist studios. A large fire truck was parked in the central portion of Building 2 during the Property visit. Some oil and cleaning products were observed in a storage cabinet located in the central portion of the Property. Welding equipment and various tools were located throughout the central portion of Building 2. The lighting equipment included a large amount of electrical equipment, compressors, lights, and other tools. The artist spaces included paints, ceramics and art tools. No hazardous materials were observed in any areas of Building 2.

### **Exterior Observations**

The exterior of the Property appeared to consist of a small asphalt-paved parking strip to the east of the Property, a small loading dock and limited landscaping to the south of the Property, and a small strip of paved surface long the western boundary adjacent to the railroad right-of-way.

## **6.2 ADJOINING PROPERTIES**

No readily apparent environmental issues were noted on the adjoining properties. A single monitoring well was observed near the South Adams Street right-of-way; however, its purpose is not known. The apparent use of the adjoining properties was previously discussed in Section 2.4.

## **6.3 SUMMARY**

A gasoline- and water-filled UST was observed in the northeastern corner of Building 1, which has been used for the machining of metal fasteners since the 1960s. These potential issues of environmental concern are discussed further in Section 9.0.

## **7.0 INTERVIEWS**

Information gathered from interviews is summarized below and is included in the appropriate sections of this report.

### **7.1 INTERVIEW WITH SITE MANAGER/PROPERTY OWNER**

The names of key site managers were provided to SoundEarth by Mr. Perine. Key site managers are contacted to obtain current and historical environment information concerning the Property. SoundEarth contacted and interviewed Art Clark, Greg Stuvland, and Earnie Bartley at the time of the Property visit and/or subsequently by telephone. The following is a summary of the information revealed during the interviews.

- Mr. Perine, who is the son of the founder of the John Perine Company, indicated that he has been familiar with the Property for the entirety of its use by his father's company. Mr. Perine indicated that the only tenant he was familiar with prior to the use of the Property by the John Perine Company was by Glaser Beverages. He was not aware of any USTs associated with that company's use of the Property. Mr. Perine indicated that there had

been an electroplating facility to the north of the Property for as long as he could remember, which he believed ceased operations in the early 1990s. Mr. Perine believed that the former electroplating operation completed a cleanup of their operations after their vacation of the premises, however he was unaware of any of the details of said cleanup operation. Mr. Perine indicated that some machining of parts was completed on the Property, however most of the machining has taken place at a separate facility since the 1970s. The Property was indicated by Mr. Perine to be primarily a warehouse. Mr. Perine was unaware of the structures that previously occupied the east of 9<sup>th</sup> Avenue South prior to the construction of Interstate 5. Mr. Perine recalled that the fire that destroyed the Sunny Jim plant was very intense and a source of concern for the potential for impacts affecting the Property. He recalled that the first fire on the Sunny Jim site occurred in 1989, which damaged the front of the building and did not require evacuation of the Property. Mr. Perine was not aware of any spills, of any environmental liens, activity or land use limitations, registrations for aboveground or underground storage tanks on the Property or neighboring Properties. Mr. Perine was aware of confirmed environmental impacts discovered on the south-adjointing Property, however he was unaware of any impacts on the Property or other adjoining properties as a result of these confirmed impacts.

- Mr. Greg Stuvland, purchasing manager for the John Perine Company, was interviewed during the site walk on January 11, 2011. Mr. Stuvland has over 30 years experience with the company. Mr. Stuvland was aware of the former electroplating facility on the north-adjointing property and recalled that at some point, an accident involving inappropriate mixing of chemicals resulted in a release of some kind at that facility. He indicated that the electroplating operation moved its operations in the early 1990s. Mr. Stuvland was present at the John Perine Company during the September 2010 Sunny Jim fire. He recalled that prior to the evacuation of the building for safety concerns, considerable amounts of soot, chunks of structural material from the Sunny Jim site, and water from the fire trucks entered the Property. He witnessed the large smokestack exploding during the fire and considerable amounts of debris landing on the Property. He indicated that fire trucks sprayed the site of the fire for 4 to 5 days and considerable amounts of water inundated the area, primarily affecting the corner of South Adams Street and the railroad right-of-way. Mr. Stuvland recalled that the Sunny Jim plant was used by SDOT for storage of road maintenance materials, in particular road paint.
- Mr. Earnie Bartley accompanied SoundEarth on the site walk of the Property and was interviewed by SoundEarth personnel. Mr. Bartley indicated that he was hired in the past 2 years as operations manager. He indicated that prior to his hiring, the operations of the Property were more lax in regards to proper handling of waste materials and potentially hazardous materials. Mr. Bartley indicated that he instituted new procedures after his hire to create more environmental safeguards. These include the inclusion of secondary containment of all potentially hazardous storage containers, the inclusion of proper monuments above utility infrastructure within the Property, and the proper disposal of waste materials such as fluorescent bulbs. Mr. Bartley's assessment of the Sunny Jim fire agreed with the account given by Mr. Stuvland. Mr. Bartley provided SoundEarth with photographs of the September 2010 Sunny Jim fire.

## **7.2 INTERVIEW(S) WITH OTHERS**

SoundEarth made an inquiry with the City of Seattle Fire Marshal's Office pertaining to information that they may have regarding the Property. According to Ms. Lauren Poole of the Fire Marshal's Office Records Division, no department records were found indicating the presence of an UST at the Property or adjoining properties. An on-line search of fire department responses to hazardous material release incidents (since 1995) was conducted on January 11, 2011. The search revealed no record of hazardous material response incidents involving the Property. A request for information regarding fire incident reports was made with Ms. Sonia Robledo on January 7, 2011. Ms. Robledo responded via email with the Fire Marshall's fire investigation report of the September 2010 fire at the Sunny Jim site.

## **7.3 SUMMARY**

The only issues of potential environmental concern identified during the interviews conducted in the course of this investigation consisted of the former presence of an electroplating facility located at the north-adjoining property, and the current and former industrial use of the Property. Additional discussion regarding these issues is provided in Section 9.0.

## **8.0 DATA GAPS**

No data gaps were encountered in the performance of this Phase I ESA.

## **9.0 FINDINGS AND OPINIONS**

The following issues of potential environmental concern were identified during the course of our investigation:

- A 1,000-gallon UST containing gasoline was installed on the Property in 1957. SoundEarth personnel confirmed the location of the UST during the Property reconnaissance. The UST was filled with water and several inches of what appeared to be weathered gasoline. The use and storage of gasoline at the Property is considered a REC with a high risk of impacts to the Property.
- The Property has been used for a variety industrial purposes since the 1920s. The current and former use of the Property for industrial purposes is considered a REC with a moderate risk of impacts to the Property.
- The Property is located in an area that has been used predominantly for industrial purposes since the early 1900s. The properties adjoining the northern Property boundary and across South Adams Street to the south have confirmed releases of chlorinated solvents, metals, and/or petroleum hydrocarbons as a result of former industrial activities conducted on those properties. Therefore, the current and former industrial use of adjoining properties and the confirmed soil and groundwater impacts as a result of that use is considered a REC with a high risk of impacts to the Property.

## 10.0 CONCLUSIONS

SoundEarth performed a Phase I ESA, in conformance with the scope and limitations of ASTM Practice E 1527-05, of the John Perine Company Property located at 820 South Adams Street in Seattle, Washington (the Property). Any exceptions to, or deletions from, this practice are described in Section 12.0 of this report. This assessment has revealed no evidence of RECs in connection with the Property except for the following:

- The historical use and storage of gasoline at the Property.
- The industrial use of the Property.
- The industrial use of the north- and south-adjointing properties.

## 11.0 PREPARER'S CREDENTIALS

This Phase I ESA was researched and written by Ryan Thompson. Mr. Thompson holds a certified Washington State Site Assessor (certificate number: 8008374-U7), and completed a B.S. in Chemistry and a B.A. in Environmental Studies. Mr. Ryan K. Bixby, an environmental professional as defined in 312.10 of 40 CFR 312, reviewed and interpreted the information upon which this report is based. He holds a bachelor's degree in geology and has been a professional environmental consultant for more than 12 years. During his career in the environmental field, he has completed more than 500 Phase I ESAs in Washington, Oregon, and California, and he has directed the completion of hundreds more by corporate technical staff. In addition, Mr. Bixby has completed and managed more than 100 Phase II ESAs, and has initiated and managed the remediation of more than 50 contaminated properties (Appendix C).

## 12.0 DEVIATIONS

No deviations from the scope of work were required by Property conditions.

## 13.0 ADDITIONAL SERVICES

No additional services beyond the scope of work described in Section 1.2 were requested by the client.

## 14.0 REFERENCES

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#### 15.0 STATEMENT OF THE ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a Property of the nature, history, and setting of the Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set for in 40 CFR Part 312.

  
for John R. Funderburk  
Ryan K Bixby, LG# 1691  
President – Environmental Division

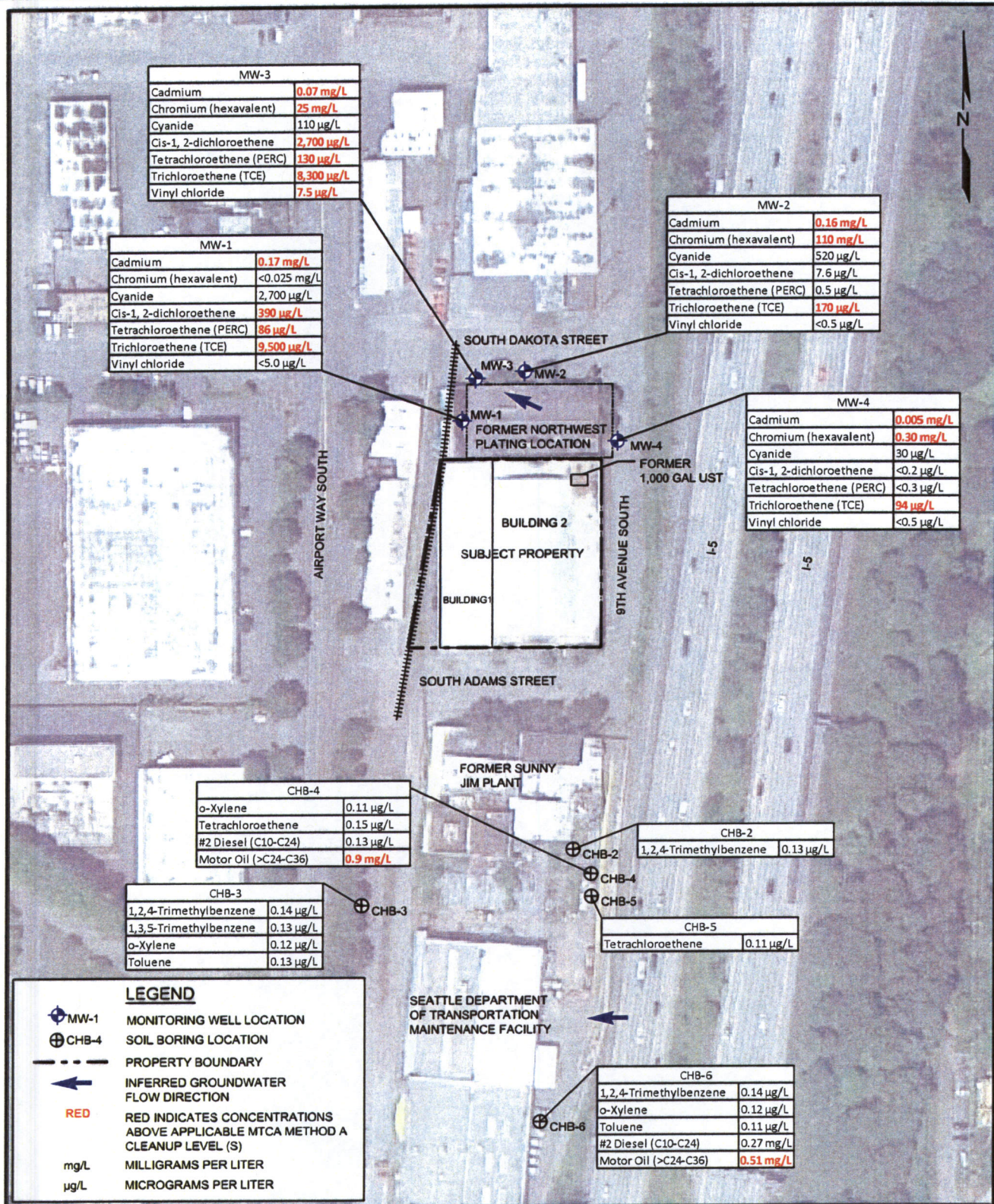


## FIGURES









0 75 150 300  
APPROXIMATE SCALE IN FEET  
IMAGE SOURCE: GOOGLE EARTH 2010



DATE: 01/07/11  
DRAWN BY: NAC  
CHECKED BY: RMT  
CAD FILE: 0783-001\_PHASEI\_EL

PROJECT NAME: JOHN PERINE COMPANY PROPERTY  
PROJECT NUMBER: 0783-001-01  
STREET ADDRESS: 820 SOUTH ADAMS STREET  
CITY, STATE: SEATTLE, WASHINGTON

**FIGURE 2**  
PROPERTY PLAN

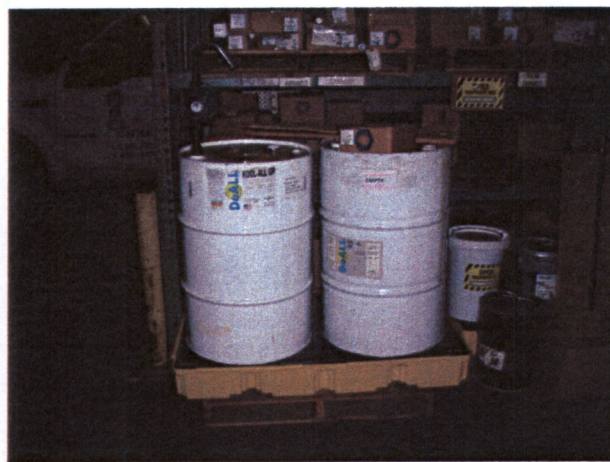


## **PHOTOGRAPHS**

## ***Property Photographs***



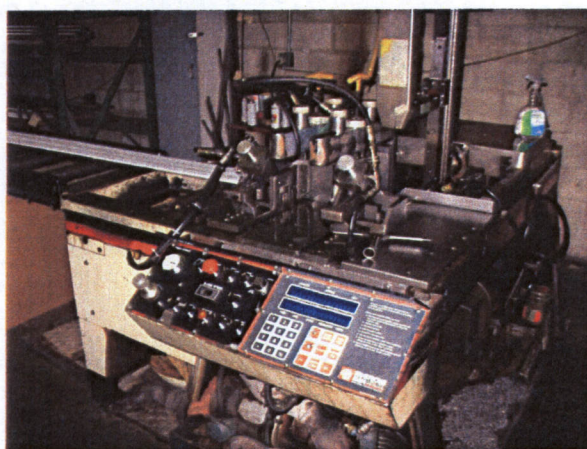
Photograph 1. Exterior of the Property. Photo facing northeast.



Photograph 2. Storage and waste containers for cutting oil in Building 1.



Photograph 3. Machining area conditions.



Photograph 4. A metal-cutting machine located in Building 1.



Photograph 5. Materials and equipment storage located within Building 1.



Photograph 6. Kitchen area of Building 1.





Photograph 7. A utility monument above a drain pipe located in Building 1.



Photograph 8. Condition of the UST fill port upon inspection.



Photograph 9. Oil product floating above water in a column of water removed from the UST fill port.



Photograph 10. Fluorescent bulbs stored in Building 1.



Photograph 11. Storage of computer equipment in Building 1.



Photograph 12. The office space for the Perine-Danforth Company in Building 1.





Photograph 13. Storage space in Building 2 occupied by lighting equipment.



Photograph 14. The interior of Building 2.



Photograph 15. Typical artist space in Building 2 of the Property.



Photograph 16. Former railroad right-of-way and south-adjointing SDOT maintenance facility. Photo facing south.



Photograph 17. The south-adjointing SDOT maintenance facility. Photo facing south.



Photograph 18. Photograph provided by Earnie Bartley taken in September 2010 of the South-adjointing SDOT facility fire. Photo facing south.